



DATE: May 26, 2022

TO: Mayor Jeffrey Caggiano
ECD Board Members

FROM: Justin Malley, Economic and Community Development (ECD)

RE: Purchase and Sales Agreement for Expanded Lot #8, Southeast Bristol Business Park

Background

The ECD Board will recall working with SE Middle LLC, represented by local property developer Bob Desmarais, on the development of Lot #8 and Lot #9 in the Southeast Bristol Business Park. In early 2021, the ECD board approved a motion to remove Lot #8 and Lot #9 from the market, allowing SE Middle LLC to compose a draft site plan for the development of these lots. After reviewing a basic, draft site plan, the ECD board approved a motion on March 4, 2021 recommending that the Mayor execute a Letter of Intent (LOI) with SE Middle LLC for the purchase of Lot #8 and #9. At the time, SE Middle LLC planned to develop Lot #8 and Lot #9 with up to three (3) industrial/distribution buildings covering approximately 28,000 square feet consistent with the Southeast Bristol Business Park Design Guidelines and Regulations (Guidelines). The buildings would be leased to tenants deemed appropriate per the Guidelines.

As part of this project, Mr. Desmarais and the ECD Board agreed that the City would retain ownership of all wetlands on Lot #9 and elsewhere within the Southeast Bristol Business Park. This decision assists Mr. Desmarais and other property owners in the Park, as most developers avoid the purchase of wetlands that cannot be developed and require maintenance. This decision was also supported by Public Works, with the possibility of creating a conservation easement for the wetland areas to ensure they are properly maintained and protected.

Project Update

Fast forward to May 2022, the City has completed work to delineate wetlands and remap Lot #9 (see attached map dated 5/6/2022 from Dufour Surveying LLC). As a result of the remapping, Lot #9 is now entirely composed of wetlands and will be retained by the City of Bristol. At the same time, Lot #8 has grown in size – from 1.66 acres (approx. 72,309 sf) to 2.90 acres (approx. 126,554 sf).

Determining a new sales price for Lot #8 is in order, as it is much larger in size. The former sales price for Lot #8 was \$138,000, which equals a price of \$1.91 per square foot. It is proposed to increase the cost for Lot #8 to \$241,719 which uses the same cost of \$1.91 per square foot.

Requested Motion

Motion to allow Mayor Jeffrey Caggiano, or Acting Mayor, to execute a Purchase and Sale Agreement, subject to the approval of Corporation Counsel, with SE Middle LLC or its assigns for the sale of Lot #8 of the Southeast Bristol Business Park at a sales price of \$241,719 to construct an industrial/distribution facility consistent with the Southeast Bristol Business Park Design Guidelines and Regulations to be leased to tenants deemed appropriate for the Southeast Bristol Business Park.

SOUTHEAST BRISTOL BUSINESS PARK



Revised Lot Lines

LEGEND

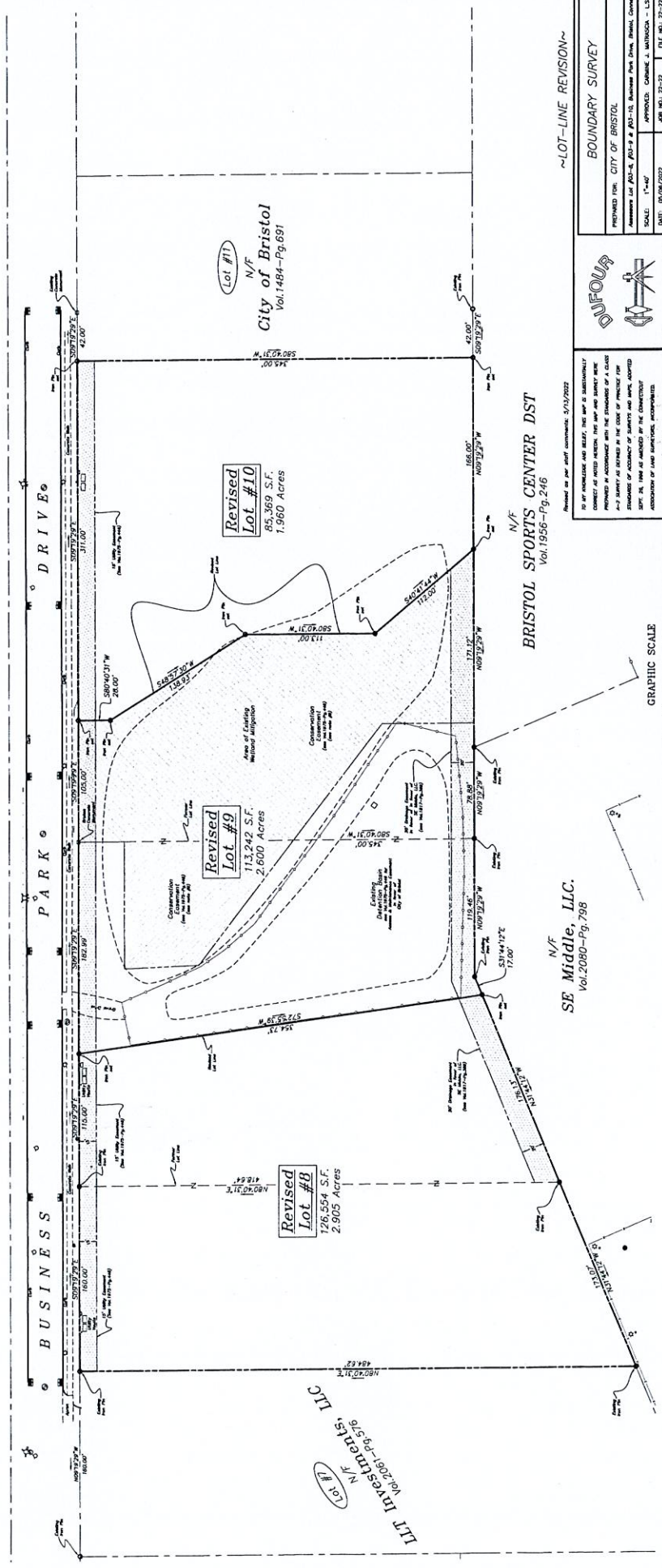
- BOUNDARY LINE
- PROPOSED LOT LINE
- LOT LINE TO BE REMOVED
- WATERSHED
- CLAY LINE FENCE
- CLAY LINE FENCE
- IRON PIN
- STAIRY MONUMENT
- UTILITY POLE WITH GUY
- UTILITY POLE WITH GUY
- WATER DATE VALVE
- HYDRANT
- SANITARY MANHOLE
- MONITORING WELL

MAP REFERENCES:

1. "SUBDIVISION PLAN, PLAN PREPARED FOR THE CITY OF BRISTOL, SOUTHEAST BRISTOL STREET, LLC, 80 BUSINESS PARK DRIVE, 7343 MIDDLE STREET, BRISTOL, CONNECTICUT, scale 1"=40', dated 04-10-2008, revised 07-11-2008, prepared by Meehan & Associates, Inc., Map #1-4 Bristol Land Records.
2. "SUBDIVISION MAP, FOR THE CITY OF BRISTOL, SOUTHEAST BRISTOL STREET, LLC, 80 BUSINESS PARK DRIVE, 7343 MIDDLE STREET, BRISTOL, CONNECTICUT, scale 1"=40', dated 08/10/08, sheet 12, prepared by Meehan & Associates, Inc., Map #1-4 Bristol Land Records.
3. "SUBDIVISION MAP, FOR THE CITY OF BRISTOL, SOUTHEAST BRISTOL STREET, LLC, 80 BUSINESS PARK DRIVE, 7343 MIDDLE STREET, BRISTOL, CONNECTICUT, scale 1"=40', dated 08/10/08, sheet 12, prepared by Meehan & Associates, Inc., Map #1-4 Bristol Land Records.
4. "SUBDIVISION MAP, FOR THE CITY OF BRISTOL, SOUTHEAST BRISTOL STREET, LLC, 80 BUSINESS PARK DRIVE, 7343 MIDDLE STREET, BRISTOL, CONNECTICUT, scale 1"=40', dated 08/10/08, sheet 12, prepared by Meehan & Associates, Inc., Map #1-4 Bristol Land Records.
5. "LOT LINE REVISION MAP, LOTS 10, 11 & 12, SOUTHEAST BRISTOL STREET, LLC, 80 BUSINESS PARK DRIVE, 7343 MIDDLE STREET, BRISTOL, CONNECTICUT, scale 1"=40', dated 07-11-2008, prepared by Meehan & Associates, Inc., Map #1-4 Bristol Land Records.
6. "REVISION MAP, SOUTHEAST BRISTOL STREET, LLC, 80 BUSINESS PARK DRIVE, 7343 MIDDLE STREET, BRISTOL, CONNECTICUT, scale 1"=40', dated 07-11-2008, prepared by Meehan & Associates, Inc., Map #1-4 Bristol Land Records.
7. "REVISION MAP, SOUTHEAST BRISTOL STREET, LLC, 80 BUSINESS PARK DRIVE, 7343 MIDDLE STREET, BRISTOL, CONNECTICUT, scale 1"=40', dated 07-11-2008, prepared by Meehan & Associates, Inc., Map #1-4 Bristol Land Records.
8. "REVISION MAP, SOUTHEAST BRISTOL STREET, LLC, 80 BUSINESS PARK DRIVE, 7343 MIDDLE STREET, BRISTOL, CONNECTICUT, scale 1"=40', dated 07-11-2008, prepared by Meehan & Associates, Inc., Map #1-4 Bristol Land Records.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR CONVEYANCE AND MAPS IN THE STATE OF CONNECTICUT," AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY
3. BOUNDARY DETERMINATION CATEGORY = RESURVEY
4. OWNERS OF RECORD - Lot #8, #9 & #10 - The City of Bristol (Vol. 1484-Pg. 691)
5. AREA - Proposed Lot #8 = 128,554 S.F. or 2.905 Acres
Proposed Lot #9 = 113,242 S.F. or 2.600 Acres
Proposed Lot #10 = 85,369 S.F. or 1.960 Acres
6. ZONE - P-1
7. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON ARE BASED ON RECORD MAPS, FIELD SURVEY AND RECORD MAPS. THESE LOCATIONS ARE NOT GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS NO LIABILITY FOR SUCH LOCATIONS. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH UTILITIES, STRUCTURES AND FACILITIES ARE THE RESPONSIBILITY OF THE APPLICANT. THE SURVEYOR HAS NO LIABILITY FOR SUCH LOCATIONS. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH UTILITIES, STRUCTURES AND FACILITIES ARE THE RESPONSIBILITY OF THE APPLICANT.
8. Refer to Vol. 1935-Pg. 446 for Easements and Restrictions on Lots #8, #9 & #10



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

~LOT-LINE REVISION~

BOUNDARY SURVEY

PREPARED FOR: CITY OF BRISTOL

APPROVED: CAROL A. MURPHY, L.S. 17019

DATE: 08/10/2022

SCALE: 1"=40'

FILE #01-29-22

OFFICE: 860-317-0000

CELL: 860-317-0022

DUFOR SURVEYING LLC

10. BY APPROVING AND SEALING THIS MAP, THE SURVEYOR IS GUARANTEEING THE ACCURACY OF THE SURVEY AND THE COMPLETION OF A LAND SURVEY AS REQUIRED BY THE STATE OF CONNECTICUT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY OTHER INFORMATION CONTAINED HEREON.

CAROL A. MURPHY - L.S. 17019

1000 WEST STREET, BRISTOL, CT 06010

Original Draft Site Pkn

1"=40'

